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Prepared by: First National Financial Title Svs, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),  
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

Return to: Baskin McCarroll, P.O. Box 190, Southaven, MS 38671, 662-349-0664  
File # 81056

**WARRANTY DEED**

Grantor(s): Charles Salvaggio  
Address: 9444 Dogwood Road  
Germantown, TN 38139  
Phone: 901-755-4232 (Home) 901-461-9628 (Work, if any)

Grantee(s): J F McNeil  
Address: 9969 Victor Drive  
Olive Branch, MS 38654  
Phone: 901-481-2496 (Home) 404-715-2600 (Work, if any)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned Grantor, **CHARLES SALVAGGIO**, do hereby sell, convey and warrant unto **J F MCNEIL**, a **unmarried person**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

**Lot 43, Section A, Fairhaven Estates, situated in Sections 2 and 3, Township 2 South,  
Range 6 West, in DeSoto County, Mississippi, as shown on plat of record in Plat Book 53,  
Pages 1-2, in the Chancery Clerk of DeSoto County, Mississippi**

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.


Possession is given upon the delivery of this deed; taxes for the year 2010 shall be prorated among the parties.

The Grantors herein further warrant that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

*Baskin*

*27*

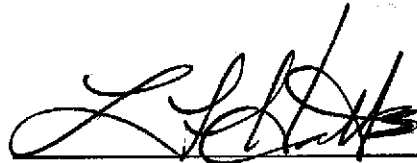
WITNESS MY SIGNATURE this 29th day of July, 2010.

  
Charles Salvaggio

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29th day of July, 2010, within the jurisdiction, the within named Charles Salvaggio, who acknowledged that he executed the above and foregoing instrument.



  
Notary Public

My Commission expires:

FILE #: S17423